



LIC# CCC1330842

INSURANCE.

Esmelin Martínez COMERCIAL & RESIDENTIAL

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ROOFING PROPOSAL AND CONTRACT

Customer Name: Allen & Ileanar Cueli Date: 4/16/2026

Contact: 305-986 2351

Address: 14610 Dade Pine Ave Miami Lakes, FL 33014

Mailing Address: Same

Email:

We hereby propose to furnish the following work at the address stipulated in this Proposal/Contract in accordance with the following specifications:

1. **GENERAL SCOPE OF WORK.** Contractor shall perform the services at such location as Contractor and Owner agree and may designate, in accordance with the standards promulgated by Contractor and the Owner, currently approved methods and practices of the Contractor's profession, and federal, state and local laws, rules and regulations. The services performed shall be evidenced by and include:

*** Process and obtain roofing permit from designed building department.**

Hip Roof: New Metal Roof- Standing Seam

1. Remove existing roof system down to existing deck. Leave a smooth surface.
2. Remove all roof debris.
3. Re-nail existing wood deck per Miami Dade Building Code.
4. Includes 5 sheets of Plywood.
5. See wood addendum on page #5.
6. Includes 50' Linear feet of 1" x 8" x 10' wood fascia.
7. Furnish and install one layer of 30# Asphalt felt. Mechanically fastened with 1 ¼" ring shank nails.
8. Finish and install one layer of Polyglass XFR Fire Resistant Underlayment. Self-Adhered.
9. Install new metal drip edge mechanically fastened with 1 ¼" ring shank nails. Color TBD.
10. Furnish and install new valley metal.
11. Furnish and install new pipe boots and vents as needed.
12. Furnish and install new Standing Seam Metal Roof Panels with striation. Color TBD.
13. Includes Metal Manufacturer's Warranty
14. Includes Polyglass Membrane Product Warranty.
15. Furnish & Install Simpson Strong Tie HGAM10 or equivalent.
16. Includes Permit. (Engineering fees not included)

*** Optional application:**

- Furnish & install new seamless gutters with downspouts. TBD by another contractor.
- Gas Vent Recertification and Replacement. TBD by another contractor.

- Includes Permit. (Engineering fees not included)

2 INCLUSIONS. The following items are included in this agreement:

- a) Furnish and supervise all labor, materials, and dumpster trash.
- b) (10) Years on labor performed on behalf of the project, not to exceed the scope of work as stated in this contract, and under normal wear and tear circumstances. The guarantee excludes extraordinary events such as hurricane damage, fire, or vandalism.

THE PRICE QUOTED BELOW INCLUDES WORKER'S COMPENSATION AND LIABILITY INSURANCE AND TRASH REMOVAL.

3. EXCLUSIONS. The following items are not included in this agreement:

- a) All truss and ceiling
- b) All items not included in the scope of work outlined above.
- c) All interior/exterior demolitions are not outlined in the scope of work.
- d) All painting
- e) All extra work and materials that require a change order beyond the standard pricing.
- f) No a/c stands, or any work related to a/c units on roof.
- g) No surveys
- h) No gutters
- i) Roof calculations required by all south Florida building code.
- j) Existing illegal or non-approved (no formal City permit and/or update) construction.
- k) No architectural drawings
- l) Fees that should be paid to applicable governmental institutions.
- m) Fees for tests required to obtain City approvals.

4 Any work or item not shown above as **included** is automatically **not included** on price. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices and following the regulations of the applicable Florida Building Code. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over the price of this estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

PRICE AND PAYMENT. Contractor proposes to furnish labor and materials in accordance with the above-specified scope of work for the sum of **\$54,660.00** subject to adjustments for changes in the work as may be agreed to by the Owner and the Contractor, as may be required under this Contract.

The payment terms are as follows:

- 30% equal to **\$16,398.00**, upon the first day of work.
- 30% equal to **\$16,398.00**, upon tin cap inspection approval.
- 30% equal to **\$16,398.00**, upon in-progress inspection approval.
- 10% equal to \$5,466.00 upon Final Inspection approval.

Prices are subject to change and are only valid for 30 days from the date of this proposal.

5. CHANGE ORDERS. All change orders must be in writing and signed by all the parties. The owner agrees that changes resulting in the furnishing of additional labor or materials will be paid for prior to the commencement of any additional work. Owner agrees that either of them may sign a change order, and that signature will be binding on both.

6. CONSTRUCTION TIME. Once this Contract is accepted by the Owner, the scope of work stated above for the subject project will be completed within an estimated 4 week or 30 bussines days, once the Contractor receives the initial payment. The Owner acknowledges that government approval times vary and are not within the Contractor's control and are therefore considered outside the Contractor's scope of work.

7. PROPOSAL SUBMISSION. This proposal has been prepared specifically to suit the specifications and requirements of your project. If we can be of any further services, or if you have any questions regarding this proposal, please do not hesitate to contact us for a meeting, to discuss any matter.

8. ACCEPTANCE OF PROPOSAL. This document will serve as our initial proposal, upon your acceptance it will become our agreement (the "Contract"). If the above price, specifications, scope of work and conditions are to your satisfaction and are hereby accepted, please sign and date where indicated below.

9. SUSPENSION OF WORK. If any payment is not made to Contractor as required under this Contract, Contractor may suspend work until such payment is made. Contractor may also suspend work under this Contract if a dispute over payment for extra work, differing site conditions, changes by Owner or other circumstances beyond Contractor's control will cause the Contractor to suffer substantial financial hardship if Contractor is required to continue the work. Contractor may request that Owner provide written proof of Owner's ability to pay Contractor for the work remaining to be performed by Contractor at any time prior to or during performance of this Contract. Failure of Owner to provide such proof shall be justification for Contractor's suspension of work under this Contract.

10. SITE ACCESS. Owner shall provide, no later than the date when needed by the Contractor, all necessary access to the lands upon which the Work is to be performed, including convenient access to the lands and any other lands designated in the Contract Documents for use by the Contractor. Owner shall continue to provide such access until completion of the Contract. Any failure to provide such access shall entitle the Contractor to an equitable adjustment in the Contract price and the Contract time.

11. TERMINATION. Owner reserves the right to terminate the work for its convenience upon notice in writing to Contractor. However, in such an event, Contractor shall be entitled to and shall be paid its actual costs and expenses for the portion of the work performed to the date of termination, including without limitation, labor and for any and all materials purchased by Contractor and/or delivered to the job site, and for all of Contractor's incurred costs of termination, including demobilizations and any termination charges by vendors and subcontractors, plus 20% of all of Contractor's actual and incurred costs for overhead and profit.

12. ATTORNEY'S FEES. In the event of any legal action to enforce the terms and conditions of this Contract or related to a breach thereof, the prevailing party shall be entitled to recover all costs of such actions, including attorney's fees and paralegal fees and all other legal expenses and costs at all pre-suit, trial and appellate levels, including all hearings to determine the amount of attorney's fees, costs and/or

expenses.

13. ENTIRE AGREEMENT. The parties acknowledge and represent that this Contract contains the entire understanding between the parties and that there are no other agreements between them as to the matters described herein.

14. FORCE MAJEURE. Neither party will be deemed in default of this Contract to the extent that performance of its obligations, or attempts to cure any breach, are delayed or prevented by reason of circumstance beyond its reasonable control, including, without limitation, fire, natural disaster, earthquake, accident or other acts of God ("Force Majeure"), provided that the party seeking to delay its performance gives the other written notice of any such Force Majeure within ten (10) days after the discovery of the Force Majeure, and further provided that such party uses its good faith efforts to cure the Force Majeure. If there is a Force Majeure, the time for performance or cure will be extended for a period equal to the duration of the Force Majeure.

15. GOVERNING LAW AND FORUM. This Contract shall be governed by and construed in accordance with the laws of the State of Florida, without regard to principles of conflicts of laws. The parties hereby agree that the State courts located in Miami-Dade County, Florida shall be the exclusive forum for any and all disputes between the parties.

16. SEVERABILITY. Each term and provision of this Contract constitutes a separate and distinct undertaking, covenant, term and/or provision hereof. In the event that any term or provision of this Contract shall be determined to be unenforceable, invalid or illegal in any respect, such unenforceability, invalidity or illegality shall not affect any other term or provision of this Contract, but this Contract shall be construed as if such unenforceable, invalid or illegal term or provision had never been contained herein. Moreover, if any term or provision of this Contract shall for any reason be held to be excessively broad as to time, duration, activity or subject, it shall be construed, by limiting and reducing it, so as to be enforceable to the extent permitted under the applicable law as it shall then exist.

It is hereby recognized and acknowledged that CONTRACTOR and the Owner hereby agree to the terms and conditions of this Contract.

IN WITNESS WHEREOF, the undersigned have executed this Contract as of the date first written above.

GOLD STAR ROOFING OF FLORIDA CORP.
a Florida corporation

By: _____
Printed Name: _____
Its: _____

Owner: _____
Printed Name: _____

Owner: _____
Printed Name: _____

NOTE: This document has important legal consequences. Consultation with an attorney prior to use or

modification of this document is encouraged. Some contracts may require the use of special provisions not included in this form.



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PROFESSIONAL ROOFING PROPOSAL AND CONTRACT

CARPENTRY LIST

	<u>WOOD</u>	<u>1 STORY</u>	<u>2 STORY</u>
1	1 X 6 Sheathing/Tongue & Groove (lineal feet)	\$ 8.00	\$ 9.00
2	1 X 8 Sheathing/Tongue & Groove (lineal feet)	\$ 9.00	\$ 10.00
3	Plywood Sheathing ½ thru 5/8 Sheet	\$ 130.00	\$ 140.00
4	T1-11 Plywood Sheathing	\$ 110.00	\$ 120.00
5	2 X 4 lumber (lineal feet)	\$ 6.00	\$ 7.00
6	2 X 6 lumber (lineal feet)	\$ 8.00	\$ 9.00
7	2 X 8 lumber (lineal feet)	\$ 10.00	\$ 12.00
8	2 X 10 lumber (lineal feet)	\$ 11.00	\$ 13.00
9	2 X 12 rafters (lineal feet)	\$ 12.00	\$ 15.00
10	1 X 4 fascia boards (lineal feet)	\$ 5.00	\$ 7.00
11	1 X 6 fascia boards (lineal feet)	\$ 7.00	\$ 8.00
12	1 X 8 fascia boards (lineal feet)	\$ 8.00	\$ 9.00
13	1 X 10 fascia boards (lineal feet)	\$ 9.00	\$ 10.00
14	1 X 12 fascia boards (lineal feet)	\$ 9.00	\$ 11.00
15	1 X 6 cedar fascia (lineal feet)	\$ 30.00	\$ 35.00
16	1 x 8 cedar fascia (lineal feet)	\$ 33.00	\$ 35.00
17	2 X 6 cedar fascia (lineal feet)	\$ 38.00	\$ 40.00
18	2 x 8 cedar fascia (lineal feet)	\$ 40.00	\$ 45.00
19	2 x 10 cedar fascia (lineal feet)	\$ 42.00	\$ 44.00
20	Plywood soffit full sheet	\$150.00	\$170.00
21	1 X 4 thru 1 X 6 soffit (lineal feet)	\$ 10.00	\$ 12.00
22	1 X 8 thru 1 X 12 soffit (lineal feet)	\$ 10.00	\$ 11.00
23	1 X 2 furring (lineal feet)	\$ 3.00	\$ 4.00

Price above includes installation and removal of lumber and debris.

NOTE: All wood sizes are nominal as currently manufactured.

Painting of new wood is customer's responsibility, items such as; screen patio, patio enclosure, solar system, and air conditioning removal Etc., will require special pricing.

Additional charges may be applied for unforeseen conditions. Such as specialty lumber products (cedar, redwood, pine, tropical hardwoods, cede/fir timber, etc.).

Customer Signature: _____

The above wood prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to change any damaged wood as deemed necessary. Payments will be made in full at time of invoice. This carpentry list has the power of a contract when signed and accepted.